



Public Exhibition Engagement Report Jamberoo Heritage Review

This report provides a summary of community feedback received during the public exhibition of the Jamberoo Heritage Review.

The exhibition included the Jamberoo Heritage Study and an independent peer review, and the findings will help inform the finalisation of the Heritage Review and preparation of a Planning Proposal for Council's consideration.

Note: This project originally commenced in 2022, including public exhibition of the initial Heritage Study. Submissions received during the 2022 exhibition have been considered and responded to in this report.



Public exhibition period

24 October - 30 November 2025

Promotional activities

1 x pre-exhibition information session | [Dedicated Your Say Page](#) | [Media release](#) | [Monthly newsletter](#) (980 opens) | 9 x Social media posts (4,647+ x reach) | Posters distributed across the municipality.

How community got involved



25+

landowner information
session attendees



148

website
visitors



29

pop-up
participants



19

online submissions
received

What we heard during this exhibition period

- Concerns with communication and notification letters arriving the day of or after Council meetings.
- Some landowners objected to their property being a heritage item or include in a HCA, with concerns that this could negatively impact property values and provide little benefit to owners.
- Some submissions supported the proposed additional heritage listings and proposed conservation areas, noting the approach strikes a good balance between property owner concerns and preserving Jamberoo's heritage character.

Outcome

A Planning Proposal Report has been prepared to amend the KLEP to list six *new heritage items*, create two *new heritage conservation areas* and minor amendments to three existing heritage items.



What's next

The Post Exhibition Report to Council will include a Planning Proposal to amend the KLEP 2011 with a recommendation that Council endorse the Planning Proposal Report to progress to Gateway Determination.

As a condition of Gateway, the Planning Proposal will be placed on public exhibition, providing property owners and the community with a further opportunity to make a submission.



Public Exhibition Engagement Report Jamberoo Heritage Review

Summary of feedback received in 2022 and responses

Feedback received	Response	Outcome
Quality of the Heritage Review Report prepared by Niche. The report has many errors and cannot be relied on for Council Guidance. The process needs to recommence.	These concerns are noted. An independent review of the Heritage Study was carried out by City Plan in 2022. Both documents were placed on public exhibition in October – November 2025. The findings and recommendations of the independent review will be progressed with.	The Independent Heritage Review supported the proposed new heritage conservation areas, and only 7 of the 15 new heritage items proposed by Niche. The Planning Proposal has been prepared to reflect the findings of the Independent Review report.
197 Clover Hill Road JAMBEROO This submission raised concerns about privacy and safety due to the address being noted in the Heritage Reports and possibly placed on the public Heritage Register. The submission also raised concerns about a lack of engagement prior to the consultants site inspection and the taking of site photos. A request was made for the property address to be redacted. Notwithstanding, the heritage value of the building was acknowledged and no objection to the potential heritage listing was made.	These concerns are acknowledged. Identifying the property, including site photographs, is part of the consultant's project work to identify and characterise potential heritage items. Unfortunately, the address cannot be redacted as there would then be insufficient information in the study for the public to comment on. All heritage items are also listed in the Local Environmental Plan (LEP). No ownership or other personal details are made public.	The property has been included in the Planning Proposal as a proposed new heritage item.
27 Allowrie Street JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.

Feedback received	Response	Outcome
19 Chapel Lane JAMBEROO Objection to including this property as a proposed new heritage item. Reasons provided to support not listing the property include: • There have been significant changes to the original property. • Internal renovations have occurred resulting in a changed floor plan. • The external verandah has been closed and then reopened. • The eastern section has had external additions including carport and covered area. • The current condition of the building is considered poor, with maintenance works required. In comparison, there are other existing or proposed heritage items of the same typology that are in better condition.	Both the original heritage review and independent peer review recommend this property for listing as a heritage item. The property satisfies criteria c) an g) for heritage listing. It is therefore considered appropriate to progress the recommended heritage listing for this property.	This property is included in the Planning Proposal as a proposed heritage listing. The Planning Proposal process will include further consultation with the landowner.
50 Churchill Street JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.
69 Churchill Street JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.
16 Factory Lane JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.

Feedback received	Response	Outcome
26 Factory Lane JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.
10 Golden Valley Road JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.
218 Jamberoo Mountain Road JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.
6 Macquarie Street JAMBEROO Objection to including this property as a proposed new heritage item.	The Independent Heritage Review does <u>not</u> support the recommendation to list this property as a proposed new heritage item.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal.

Summary of feedback received in 2025 and responses

Feedback received	Response	Outcome
Communication Some submissions raised concern with the communication from Council through the whole process. This included posted letters arriving on the day of Council meetings and some after the meeting had been held. This is considered unsatisfactory.	Feedback is noted. Affected property owners were provided with early communication that the project was re-commencing, including fact sheets and an invitation to an information session which was held in October 2025. Affected landowners were then advised of the information only report to Council to inform that the project had recommenced and the next steps, as well as the report to Council seeking endorsement to progress to public exhibition. Notification of Council Reports can only be sent once the business paper has been published. It is acknowledged that due to postal processing and delivery timeframes the letters aren't always received ahead of the Council meeting. Where possible, email addresses have been collected to ensure future communication is received in a timely manner.	Correspondence will continue to be provided to landowners to inform them of each step in the process. Where possible, email will be used to ensure communication is received in a timely manner.
Impact of heritage listing Real Estate Agents, Architecture and Builders have said a heritage listing on the property will have a negative impact on the property for a lifetime and no benefit to the owners.	These concerns are noted. One of the focuses of this project has been to inform affected landowners and the community about what it means to own a heritage item or a property within a HCA, as well as the benefits. The Heritage Review aims to preserve and protect the heritage values of the Jamberoo township and surrounding area.	Information will continue to be provided to the community to clarify the requirements and benefits of a heritage listing or HCA.

Feedback received	Response	Outcome
Support for project Support of the proposed new heritage items and heritage conservation areas.	Submission of support is noted.	A Planning proposal has been prepared to amend Schedule 5 of the KLEP 2011 to list 6 new heritage items, 2 new heritage conservation areas and make minor amendments to 3 existing heritage items.
84 Churchill Street JAMBEROO Request to remove this property from the proposed Churchill HCA. The landowner does not agree that the property has historical value or significance. The house was constructed in 1985 by Beechwood Building Company. The dwelling is a single storey Bungalow style of brick and tile roof construction. The North facing Tate Place storm water gutters are of the modern concrete layback style.	This property was categorised as a 'neutral' building and included within the HCA boundary originally proposed by Niche. The categorisation reflects the recent redevelopment and demolition of these dwellings is permissible. Notwithstanding, the Independent Review Report has proposed to reduce the boundary lines of the HCA area and the proposed new boundary lines do not include number 84. Therefore, it is <u>not</u> proposed to include this property in a HCA.	The boundary of the HCA has been amended as per the Independent Review recommendations, and the property is no longer proposed to be within the HCA area and therefore will <u>not</u> have a heritage classification (neutral) attached to the property. 
6 Drualla Road JAMBEROO Request to remove 6 Drualla Road Jamberoo from the proposed new heritage items. The cottage is an example of an Inter-War Californian Bungalow built in 1934. The Independent Review assessed the dwelling as satisfying criteria a, c and g and supported the recommendation for heritage listing. The property also contributes to the Churchill Street HCA as a <i>contributory</i> building. The submission outlines that described modifications of the dwelling are incorrect and requests that it be removed from the proposed new heritage items list.	The submission was considered and a further review of the property details was carried out by Council's heritage advisor, who advised that: <i>There are several statements within the physical description that are factually incorrect. It is therefore unclear whether the property reaches the threshold for local significance under criterion a), c) or g).</i> Based on this further review, it is not proposed to proceed with the proposed heritage listing of this property. It is noted however that this property is also within the proposed Churchill Street HCA. The property is categorised as a contributory building, and it is proposed to be included in the HCA.	This property has been removed from the proposed heritage item list and is <u>not</u> included in the Planning Proposal as a heritage item. The property is however <u>included</u> in the Planning Proposal as part of the Churchill Street Heritage Conservation Area and is categorised as a contributory building.

Feedback received	Response	Outcome
65 Churchill Street JAMBEROO Request to remove 65 Churchill Street Jamberoo from the proposed new heritage items, based on requirement to undertake modifications in the future to ensure the business operated from the site can continue to function effectively. A heritage listing would place substantial restrictions on the ability to make necessary improvements and would have a direct impact on the viability of business operations.	The submission was considered and a further review of the property details was carried out by Council's heritage advisor, who advised that: <i>The statement of significance demonstrates alignment with expectations for reaching the threshold for local heritage significance under the heritage assessment criteria. 3 These include:</i> <i>its prominence on the corner;</i> <i>its distinctive historical weatherboard appearance; and</i> <i>its contribution to the streetscape</i> Based on this further review, it is proposed to proceed with the proposed heritage listing of this property. It is also noted that this property is within the proposed Churchill Street HCA. The property is categorised as a contributory building and it is proposed to be included in the HCA. Therefore, if the property was not individually listed, the provisions of DCP Chapter 4.1 would still apply. The landowner has been contacted and additional information will be provided regarding heritage listing and HCAs, the process and opportunities for further objection.	This property is included in the Planning Proposal as a proposed heritage listing. The Planning Proposal process will include further consultation with the landowner.
12 Allowrie Street JAMBEROO Lot 201 DP 869947 Existing Heritage Item I39 – Jamberoo Hotel This property contains an existing heritage item (Jamberoo Hotel) as well as other buildings (houses) that are not heritage items. It was requested that the following changes are made:	Council takes a land-based approach to Heritage mapping. This means that where a heritage item (ie building) is identified, the land (ie Lot and DP) is identified in the LEP heritage map layer. Unless there was a subdivision to excise the southern part of the lot (as has been the case for 15 Allowrie Street), the entire Lot and DP will continue to be identified as a Heritage Item (and within the proposed HCA).	There are no changes proposed to the existing listing of 12 Allowrie Street Jamberoo.

Feedback received	Response	Outcome
- Update the Heritage Item LEP map layer to remove the southern portion of 12 Allowrie Street which does not contain a heritage building. - Adjust the boundary of the proposed Allowrie St HCA to exclude the southern half of 12 Allowrie Street. - Make associated amendments of other LEP layers as a result of the change to the heritage map.	Any associated amendments of other LEP layers would require a Planning Proposal, and split zone lots are generally discouraged. Again, should the lot be subdivided to excise the southern land, then a Planning Proposal could be lodged to ensure appropriate controls are in place for each new lot.	
15 Allowrie Street JAMBEROO Lot 1 DP 783821 Existing Heritage Item I40 – Commercial Building This property is an existing heritage item (I40) that contains a commercial building that illustrates the evolution of commercial premises in small rural centres during the post war years. A request has been made to remove the Heritage map layer from the newly created lot at the rear of the heritage building lot.	This allotment has been subdivided into Lots 51 and 52 DP 117120. Lot 51 incorporates the heritage listed commercial building and should be retained in the heritage map. Lot 52 incorporates a carpark and part of Club Jamberoo (separate lawn bowls club) and does not include a heritage listed building. The curtilage should therefore be restricted to Lot 51, DP 117120, and the address amended to 15 Allowrie Street, Jamberoo. The image below shows the 2 lots to which the heritage layer currently applies: 	The Planning Proposal will include an amendment to the current LEP Heritage Map. The property description for existing Heritage Item I40 will be updated as follows: <u>Current:</u> Lot 1 DP 783821, 15 Allowrie Street, Jamberoo <u>Proposed:</u> Lot 51 DP 117120, 15 Allowrie Street, Jamberoo. Note: There is no change proposed to the Item name (Commercial building) or significance (Local).

Feedback received	Response	Outcome
15 Wyalla Road JAMBEROO Lot 48 DP 779575 This property contains two existing Heritage Items: I74 - Jamberoo Uniting Church Hall I76 - Jamberoo Uniting Church The heritage map later covers the whole of Lot 48 DP 779575, however a subdivision has been completed and two residential lots excised. These lots do not contain a heritage item and the owners have requested that the heritage later be moved.	This allotment has been subdivided into Lots 1, 2 and 3 DP 1219246 and the heritage map layer should be amended accordingly. Lots 1 and 2 are residential allotments and do not contain a heritage building. These lots should be removed from the Heritage Map layer. Lot 3 includes the two heritage items and should be retained in the heritage map. The curtilage should therefore be restricted to Lot 3 DP 1219246, and the address in LEP Schedule 5 amended accordingly. The image below shows the 3 lots to which the heritage layer currently applies:  There is also a minor encroachment of the heritage layer into the road reserve as a result of a cadastral shift which will be corrected. Note: During the review it was noticed that there are two properties with the same street address of 15 Wyalla Road. It is intended that Lot 1 DP 719625 which contains heritage item I75 will be renumbered to avoid confusion.	The Planning Proposal will include an amendment to the current LEP Heritage Map. - The property description for Heritage Item I74 will be updated as follows: <u>Current:</u> Lot 48 DP 779575, 15 Wyalla Road, Jamberoo <u>Proposed:</u> Lot 3 DP 1219246, 15 Wyalla Road, Jamberoo. Note: There is no change proposed to the item name (Jamberoo Uniting Church Hall) or significance (Local). - The property description for Heritage Item I76 will be updated as follows: <u>Current:</u> Lot 48 DP 779575, 15 Wyalla Road, Jamberoo <u>Proposed:</u> Lot 3 DP 1219246, 15 Wyalla Road, Jamberoo. Note: There is no change proposed to the item name (Jamberoo Uniting Church) or significance (Local). - Heritage Item I75 may be updated should the street address of 15 Wyalla Road Jamberoo be updated during the Planning Proposal process.



Planning Proposal Jamberoo Heritage Review

Item 14.1

Enclosure 3



RESPECT



INNOVATION



INTEGRITY



TEAMWORK



EXCELLENCE

Planning Proposal to amend Kiama LEP 2011 - Jamberoo Heritage Review

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Authorisation

Responsible Officer	Manager Planning and Development
Department	Strategies and Communities
Date prepared	February 2026
Council Resolution number	[INSERT NUMBER]

Version control

February 2026	PP Report for lodgement on Planning Portal	26/17444

Planning Proposal to amend the Kiama LEP 2011 – Jamberoo Heritage Review

This Planning Proposal seeks to amend the Kiama Local Environmental Plan (LEP) 2011 to amend Schedule 5 to include six new heritage items in Part 1, two new heritage conservation areas in Part 3 and make minor amendments to three existing heritage items in Part 1.

This Planning Proposal has been informed by the Jamberoo Heritage Study which was prepared by Niche Environment and Heritage in 2022, an independent peer review (City Plan Heritage, 2023) and consideration of public submissions received during exhibition of the two heritage studies.

1.0 Statement of objectives

The Planning Proposal (PP) applies to a number of properties in the suburb of Jamberoo within the Kiama Municipal Council Local Government Area and proposes amendments to Schedule 5 of the Kiama LEP 2011. The objective of the PP is to implement the Jamberoo Heritage Review.

The Planning Proposal seeks to amend the Kiama LEP 2011 via the following:

1. Amending Schedule 5, Part 1, of the Kiama LEP 2011 to list 6 new heritage items:
 - i. Item I188 – 1 Allowrie Street, Jamberoo (Lot 11DP 626845) – RSL Hall and sandstone wall
 - ii. Item I180 – 19 Chapel Lane, Jamberoo (Lot 1 DP 152116) – Timber Cottage
 - iii. Item I190 – 48 Churchill Street, Jamberoo (Lot 72 DP 786971) – Timber House “Elmsmere”
 - iv. Item I191 – 65 Churchill Street, Jamberoo (Lot 3 DP 32096) – Timber Cottage (Doctor’s Surgery)
 - v. Item I192 – 71 Churchill Street, Jamberoo (Lot 101 DP 819244) – Timber Cottage
 - vi. Item I193 – 197 Clover Hill Road, Jamberoo (Lot 1, DP 862101) – Glenn Murcutt Designed House
2. Amending Schedule 5, Part 3, of the Kiama LEP 2011 to list 2 new local Heritage Conservation Areas:
 - i. C4 – Allowrie Street Heritage Conservation Area
 - ii. C5 – Churchill Street Heritage Conservation Area
3. Amending Schedule 5, Part 1, of the Kiama LEP 2011 to make amendments to 3 existing heritage items:
 - i. I40 – Commercial Building – update curtilage and property description
 - ii. I74 – Jamberoo Uniting Church Hall – update curtilage and property description
 - iii. I76 – Jamberoo Uniting Church – reduce curtilage and update property description
4. Amend the following Kiama LEP 2011 Heritage map sheets to reflect these changes:
 - i. 4400_COM_HER_008_20260220
 - ii. 4400_COM_HER_008_20260220
 - iii. 4400_COM_HER_008_20260220
 - iv. 4400_COM_HER_008_20260220

The proposed Heritage Conservation Areas are also supported by additions to the Kiama Development Control Plan 2020, Chapter 4 Heritage and Cultural Conservation,. Topic 4.4 Heritage Conservation Areas.

Please refer to Appendix 1 for a summary of the proposed changes to Schedule 5 of KLEP 2011.

2.0 Explanation of provisions

2.1 Summary of proposed changes to instrument

The statement of objectives (1.0) sets out the proposed changes. Appendix 1 sets out the specific changes to Schedule 5 of the Kiama LEP 2011. Further details on each proposed amendment are set out below.

2.2 New heritage items to be listed

1) Item I188 - RSL Hall and Sandstone Wall - 1 Allowrie Street, Jamberoo (Lot 11 DP 626845)



City Plan Heritage assessed the item as satisfying criterion a), d), and g) for heritage listing.

Niche assessed the item as satisfying criterion a), c) and g).

The Jamberoo RSL Hall is of local heritage significance for its contribution to the Jamberoo community as a place of community celebration and commemoration. The RSL Hall was constructed in c.1952 by the Jamberoo Sub-branch of the Returned and Services League of Australia (RSL) as a place to host community events, functions and, most significantly, commemorative services for ANZAC Day and RSL branch meetings. The building has social values as it was utilised by other community organisations like the Jamberoo branch of the Country Women's Association hosting fundraising events and celebrations at this hall. Today it continues to be used by the community for hosting Anzac Day services and local community markets.

The building is a symmetrical single-storey part-weatherboard and part fibro panel structure situated next to Reid Park on the main street of Jamberoo. It has a shallow-pitched corrugated iron gabled roof that extends over the front entrance to the building. The front verandah is supported by square timber posts featuring timber brackets (not original) and horizontal timber rail balustrade. The front entrance to the building is through a timber-framed French door. On either side of the main entrance are sets of 3 timber-framed double hung windows (clear glazed) with timber sill. The building is setback from the street and features a dwarf sandstone wall that runs along the edge of the footpath.

This PP proposes to: List Lot 11, DP 626845, 1 Allowrie Street, Jamberoo as new heritage item I188 in Part 1 of Schedule 5 of the Kiama LEP 2011.

2) Item I189 - Timber Cottage - 19 Chapel Lane, Jamberoo (Lot 1 DP 152116)



City Plan Heritage assessed the item as satisfying criterion c) and g) for heritage listing.

Niche also assessed the item as satisfying criterion c) and g) for heritage listing.

A single-storey timber cottage built upon a brick base with a part-weatherboard and part-fibro panel façade that replicates some features of the inter-war Californian Bungalow architectural style. The dwelling was built in approximately 1949. The cottage at 19 Chapel Lane is of local heritage significance for its demonstration of the inter-war Californian Bungalow style architecture prevalent within the Jamberoo village. The cottage has a part-weatherboard and part-fibro panel façades, decorative timber bracketed hoods over timber-framed windows with decorative valances, and verandah posts that are supported on masonry piers. Though the cottage has been internally modified and the verandah closed and re-opened over the years, it is not known the extent to which the other features of the house have been modified and whether they are original since the 2016 real estate images.

This PP proposes to: List Lot 1, DP 152116, 19 Chapel Street, Jamberoo as new heritage item I189 in Part 1 of Schedule 5 of the Kiama LEP 2011.

3) Item I190 - Timber House "Elmsmere" - 48 Churchill Street, Jamberoo (Lot 72 DP 786971)



City Plan Heritage assessed the item as satisfying criterion a), b), c) and g) for heritage listing.

Niche assessed the item as satisfying criterion a), c) and g) for heritage listing.

The house called 'Elmsmere' was inhabited by Mr. John Nelson and family from the start of the 20th Century. It is identified as having local heritage significance for being an early prominent residence on Churchill Street. The cottage was likely constructed in the late 19th Century due to its Georgian-style architectural features. The house was occupied from as late as 1903 by the Nelson family, a prominent social family within the village. The Nelson family would host various social functions and events at their property 'Elmsmere' thanks in part to its impressive design and curated gardens, making the place a local attraction of sorts. Following the passing of Mr John Nelson, the house would be resided in by another member of a prominent family in Jamberoo, Mr John Wilson. John was an experienced farmer whose father operated the farm at Saddleback, and though John lived away from the area throughout most of his life, he returned to Jamberoo in the final years of his life and chose to live at the prominent Elmsmere cottage. Aesthetically, the cottage is a good and intact representative example of late a 19th Century cottage. The cottage features some Georgian style architectural elements, including the front L-shaped verandah with decorative wrought iron brackets and rusticated timber weatherboard cladding.

This PP proposes to: List 48 Churchill Street, Jamberoo (Lot 72 DP 786971) as new heritage item I190 in Part 1 of Schedule 5 of the Kiama LEP 2011.

4) Item I191 - Timber Cottage (Doctor's Surgery) - 65 Churchill Street Jamberoo (Lot 3 DP 32096)



City Plan Heritage assessed the item as satisfying criterion a), c) and g) for heritage listing.

Niche assessed the item as satisfying criterion a) and g) for heritage listing.

The cottage at 65 Churchill Street is of local heritage significance as a relatively intact timber weatherboard cottage from the early 20th Century. It is believed that the cottage was originally built in c.1913 under the ownership of Mrs Sarah Knight. The cottage would have been amongst the earliest built along Churchill Street, particularly to the north of the Anglican Church and Jamberoo Public School. Aesthetically, the building retains its architectural features common in Federation-era architecture. This includes the corbelled brick chimney and bullnosed corrugated roof to the verandah on the front elevation. The building's prominent setting and weatherboard appearance gives the building a charming historic presence that contributes to the streetscape of Churchill Street.

This PP proposes to: List 65 Churchill Street, Jamberoo (Lot 3 DP 32096) as new heritage item I191 in Part 1 of Schedule 5 of the Kiama LEP 2011.

5) Item I192 - Timber Cottage - 71 Churchill Street (Lot 101 DP 819244)



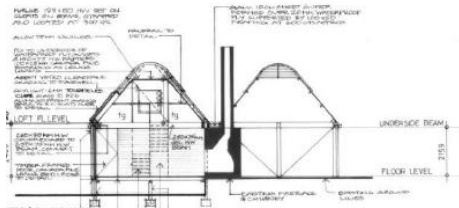
City Plan Heritage assessed the item as satisfying criterion a), c) and g) for heritage listing.

Niche assessed the item as satisfying criterion a) and g) for heritage listing.

The cottage at 71 Churchill Street, is of local heritage significance as an example of circa late 1920s - early 1930s development within the village representing the inter-war period building stock in Jamberoo. It is identified in a will by the adjacent property's landowner in 1931. The cottage was built at the same time as that of the adjacent 69 Churchill Street as this cottage was identified in the aforementioned will as being identical. While 69 Churchill Street has been modified with most of its external fabric replaced, 71 Churchill Street appears to have retained much of its external fabric. Despite having some modifications, including the removal of an original chimney and modification of awnings, it maintains its integrity and overall streetscape aesthetic.

This PP proposes to: List 71 Churchill Street, Jamberoo (Lot 101 DP 819244 as new heritage Item I192 in Part 1 of Schedule 5 of the Kiama LEP 2011.

6) 197 Clover Hill Road Jamberoo - Glenn Murcutt Designed House (Lot 1 DP 862101)



City Plan Heritage assessed the item as satisfying criterion b), c) and f) for heritage listing.

Niche assessed the item as satisfying criterion b) and c) for heritage listing.

The Fredericks White House is of local level significance as an early work of internationally renowned architect Glenn Murcutt and as a great example of 20th Century Modernist architecture in New South Wales. The building was constructed in 1981-1982 for the artist Fredericks White and was built to accommodate the climatic conditions of Jamberoo whilst being an environmentally responsive building utilising Murcutt's ethos of 'touching the Earth lightly.' The house is built around a remnant fireplace that was part of a previous farmhouse that was demolished (which belonged to either John Gray, Ernest Sawn or Frank Herbert). Murcutt would undertake some sympathetic modifications to the house in 2001-2004. The house has been nationally recognised, with Murcutt winning a Merit Award for Outstanding Architecture from the Royal Australian Institute of Architects.

This PP proposes to: List 197 Clover Hill Road, Jamberoo (Lot 1 DP 862101) as a new heritage Item I192 in Part 1 of Schedule 5 of the Kiama LEP 2011.

2.3 New Heritage Conservation Areas to be listed

1) C4 - Allowrie Street Heritage Conservation Area (HCA)



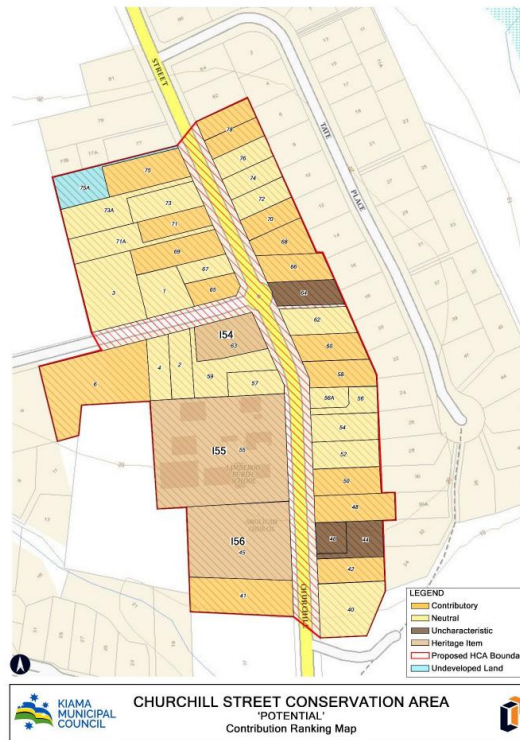
Niche Heritage and City Plan Heritage both identified and recommended the Allowrie Street Heritage Conservation Area.

Several buildings along Allowrie Street are already identified as heritage items. These buildings are already protected from overdevelopment under the existing heritage controls of the *Kiama LEP 2011* and *Kiama Development Control Plan (DCP) 2020*. Additionally, buildings in proximity to these heritage items are also constrained by the controls of the *LEP* and *DCP*, specifically Section 5.10 (5) (c) of the *Kiama LEP 2011* and Clause 4.36 - 'Development in the Vicinity of Heritage Items' of the *Kiama DCP 2020*. The heritage items within the proposed HCA are already protected through legislative controls and thus do not specifically benefit by the dedication of a heritage conservation area, and the proximate buildings are already limited in their development in that they must be visually sympathetic to the proximate heritage items.

The number of heritage items and contributory buildings is the same as the number of neutral buildings within the area. Notwithstanding, based on the sandstone kerbing along the identified boundaries of the Allowrie Street HCA provides a historical link between these buildings and somewhat a potential for maintaining this historical connection for the extent of the sandstone kerbing defining the original village centre for Jamberoo. It is, therefore, nomination for the creation of an HCA along Allowrie Street is supported.

This PP proposes to: Include the Allowrie Street HCA area (as shown above) as C4 in Part 3 of Schedule 5 of the *Kiama LEP 2011*.

2) Churchill Street Heritage Conservation Area (HCA)



Niche Heritage and City Plan Heritage both identified and recommended the Churchill Street Heritage Conservation Area, however CPH recommended a reduced curtilage.

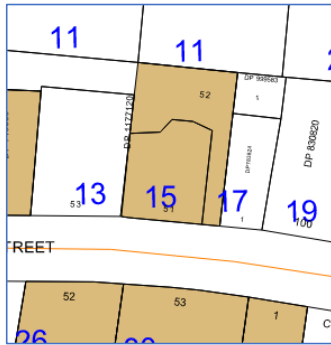
In this proposed HCA, there is no cohesive dominant aesthetic or common period character; the existing heritage items date from different periods (late-19th and early-20th Century) to that of the proposed heritage items and contributory buildings (early to mid-20th Century), and the neutral buildings are of late-20th Century construction. What is, however, evident is the streetscape that is predominantly featuring landscaped gardens with most of the buildings obscured and set behind these leafy gardens, and the heritage items and contributory buildings concentrated towards the mid-to-southern portion of the nominated HCA boundary. Acknowledging that the Anglican Church and Public School are the key elements that would be in the centre of the development along Churchill Street this is essentially evident within the scattered contributory buildings with large number of development dating from the late 20th Century. There is limited development within the proposed HCA that is considered detracting, with only four allotments (8%) ranked as such.

Based on the findings of the survey and contributory ranking undertaken during the on-foot survey, it is considered that a reduced curtilage would be more appropriate to establish along Churchill Street. The alignment of the northern boundary should be terminating at the northern contributory buildings, which are 75 (west side) and 80 (east side) Churchill Street. Therefore, the Niche's nomination for the Churchill Street HCA is supported with the reduced curtilage as defined in the ranking map.

This PP proposes to: Include the Churchill Street HCA (as shown on the map above and Appendix 4 with a as C5 in Part 3 of Schedule 5 of the Kiama LEP 2011.

2.4 Amendments to existing heritage items

1) 15 Allowrie Street Jamberoo – Heritage Item I40 Commercial building

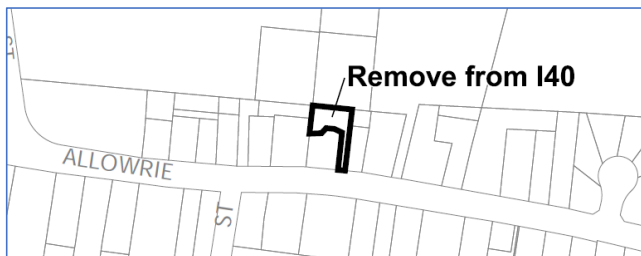


The property description for the Heritage listing states Lot 1 DP 783821.

This allotment has been subdivided into 2 lots - lots 51 and 52 DP 1177120.

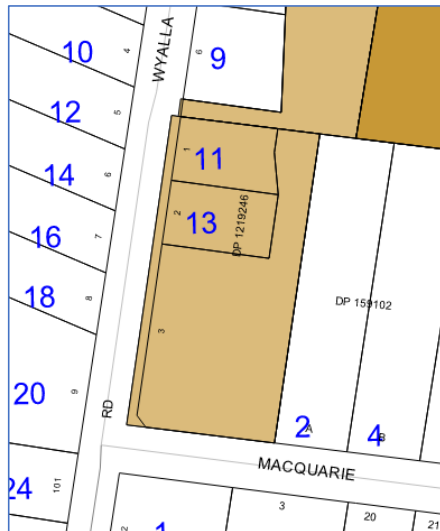
- Lot 51 incorporates the heritage listed commercial building and should be retained in the heritage map.
- Lot 52 does not include a heritage listed building.

The heritage map layer will be updated to include only Lot 51 DP 1177120, and the property description updated accordingly.



This PP proposes to: Amend the curtilage of Heritage Item I40 as shown above (see also Appendix 5) and update the property description in Part 1 of Schedule 5 of the Kiama LEP 2011 to Lot 51, DP 1177120.

2) 15 Wyalla Road Jamberoo – Heritage Item I74 Jamberoo Uniting Church Hall

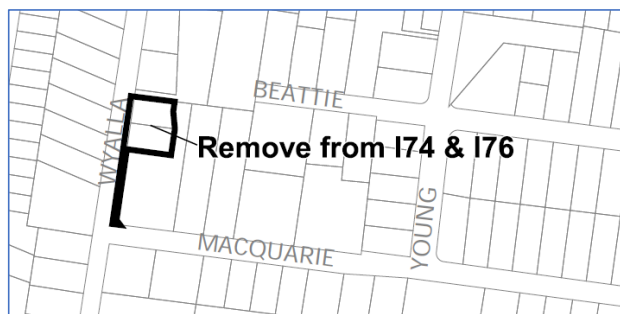


The property description for the Heritage listing states Lot 48, DP 779575.

This allotment has been subdivided into 3 lots - 1, 2 and 3 DP 1219246.

- Lots 1 and 2 are residential allotments and do not contain a heritage listed building.
- Lot 3 includes the two heritage items (I74 and I76) and should be retained in the heritage map

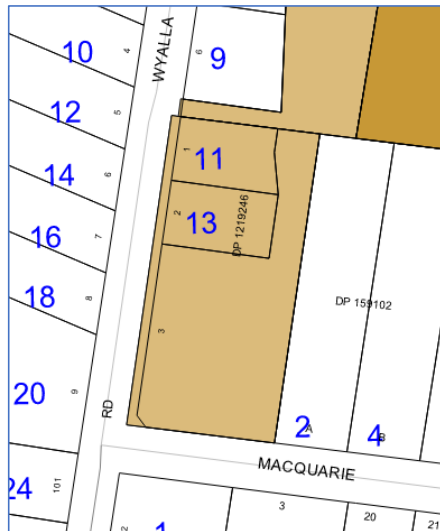
The heritage map layer will be updated to include only Lot 3, DP 1219246, and the property description updated accordingly.



Note: There is also a minor encroachment of the heritage layer into the road reserve as a result of a cadastre shift which will be corrected.

This PP proposes to: Amend the curtilage of Heritage Item I74 as shown on the map above and Appendix 5 and update the property description in Part 1 of Schedule 5 of the Kiama LEP 2011 to Lot 3, DP 1219246.

3) 15 Wyalla Road Jamberoo – Heritage Item I76 Jamberoo Uniting Church

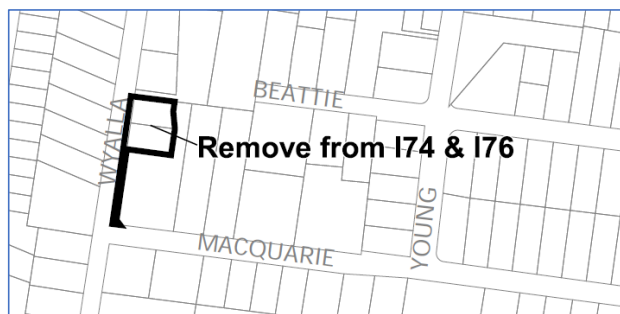


The property description for the Heritage listing states Lot 48, DP 779575.

This allotment has been subdivided into 3 lots - 1, 2 and 3 DP 1219246.

- Lots 1 and 2 are residential allotments and do not contain a heritage listed building.
- Lot 3 includes the two heritage items (I74 and I76) and should be retained in the heritage map

The heritage map layer will be updated to include only Lot 3, DP 1219246, and the property description updated accordingly.



Note: There is also a minor encroachment of the heritage layer into the road reserve as a result of a cadastre shift which will be corrected.

This PP proposes to: Amend the curtilage of Heritage Item I76 as shown on the map above and Appendix 5 and update the property description in Part 1 of Schedule 5 of the Kiama LEP 2011 to Lot 3, DP 1219246.

3.0 Justification for objectives

3.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is the direct result of the *Kiama Local Strategic Planning Statement* (LSPS) 2020 (updated 2025).

The LSPS identifies the need to review and update the Kiama LEP 2011 to ensure that the planning principles are current and will enable Development Applications to be made that will achieve the community's vision.

Theme 5 of the Kiama LSPS 2020 is to foster vibrant and accessible places.

Planning Priority 14, of the Kiama LSPS 2020, is to identify and safeguard areas and items of heritage significance. The following actions have been identified to achieve this Planning Priority:

- Establish a holistic review program of the existing heritage register contained in Schedule 5 of the Kiama LEP 2011
- Update associated inventory sheets to ensure all relevant information is available regarding the heritage significance of heritage listed items/areas
- Identify any new heritage items to be included in Schedule 5 of the Kiama LEP 2011
- Create Heritage Conservation Areas (HCA)

The first area reviewed as part of this program was the Kiama Town Centre. This was completed in 2024 and resulted in two new Heritage Conservation Areas, and seven new individual heritage listings.

Jamberoo Village was selected as the second area to be reviewed based on the volume of heritage items and this review is currently in progress.

The Gerringong Heritage Review is expected to be completed alongside the Gerringong Town Centre Study and will commence in a future budget year.

The Kiama Local Housing Strategy 2025 also identifies the need to review the LEP to ensure the planning controls will enable development to occur. In terms of heritage, the unique heritage and architecture of the buildings, and their importance to the community is reiterated throughout.

The non-negotiable principles for greenfield development include:

- *Heritage places, items and values are identified and preserved as appropriate*

The Planning Proposal and proposed inclusion of these items and areas within Schedule 5 of the Kiama LEP 2011 is a direct result of the Jamberoo Heritage Report prepared by Niche Environment and Heritage and the Independent Peer Review Report prepared by City Plan Heritage.

The Heritage Review Report prepared by Niche was placed on public exhibition in 2023 and received 11 submissions.

Both the Independent Heritage Review Report prepared by City Plan Heritage, and the Heritage Review Report prepared by Niche were placed on public exhibition between 24 October 2025 and 30 November 2025 and received 8 submissions.

This Planning Proposal has been prepared to submit to the Department for a Gateway Determination to amend Schedule 5 of the Kiama Local Environmental Plan 2011.

A Council Report will seek Council endorsement of this Housekeeping LEP Planning Proposal at the Ordinary March 2026 Council Meeting.

3.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal seeks to list new individual heritage items, new heritage conservation areas of local heritage significance and minor amendments to existing heritage items.

A Planning Proposal is the mechanism available for amending the current provisions of the LEP. It is the only mechanism available to add these heritage items to Schedule 5 of the LEP.

3.3 Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The applicable regional plan is the Illawarra-Shoalhaven Regional Plan (ISRP) 2041. It is considered that the proposed amendments to the Kiama LEP 2011 are consistent with the objectives contained within the plan, specifically Objective 23:

- *Objective 23: Celebrate, conserve and reuse cultural heritage*

Strategy 23.1 aims to identify, conserve and enhance cultural heritage values.

Through the Kiama LSPS 2020 consultation process, the community expressed the importance of protecting the local heritage and character of Kiama.

Niche Heritage conducted the Jamberoo Heritage Review Study and informed recommendations for potential new individual heritage items and new heritage conservation areas.

City Plan Heritage conducted the Independent Peer Review Heritage Study and informed the recommendations that now form part of this Planning Proposal.

Both studies and public submissions were considered, and this PP proposes to proceed with listing 6 new heritage items and the 2 new HCA's.

The heritage conservation areas have their own distinct local character and aim to protect local character through additional heritage controls and restrictions.

Listing new heritage items and heritage conservation areas conserves and protects our cultural heritage that the community value highly.

3.4 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes, refer to section 3.1.1.

The Planning Proposal is the indirect result of the Kiama Local Strategic Planning Statement 2020 (LSPS) and other strategies.

The LSPS identifies the need to review and update the Kiama Local Environmental Plan (LEP) 2011 to ensure that the planning principles will enable Development Applications to be made that will achieve the community's vision. The Kiama Local Housing Strategy 2025 also identifies the need to review the LEP to ensure the planning controls will enable development to occur.

The PP is consistent with the overall intent of the Illawarra Shoalhaven Regional Plan 2041, in particular Objective 23, and outcomes such as conserving local heritage and protecting region's local character.

3.5 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

N/A

There are no SEPPs that are applicable to this Planning Proposal.

3.6 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Council finds the proposal consistent with all applicable Section 9.1 Ministerial Directions.

Assessment of Section 9.1 Ministerial Directions – Compliance Checklist

Ministerial Direction	Comment
1. Planning Systems	
1.1 Implementation of Regional Plans	The PP is consistent with the Illawarra Shoalhaven Regional Plan 2041. It is considered that the proposed amendments to the Kiama LEP 2011 are consistent with Objective 23: Celebrate, conserve and reuse cultural heritage Strategy 23.1 aims to identify, conserve and enhance cultural heritage values. Therefore, the PP is consistent with Direction 1.1.
1.2 Development of Aboriginal Land Council Land	The sites included in this PP are not identified on the Land Application map of <i>State Environmental Planning Policy (Aboriginal Land) 2019</i> . Therefore, this direction does not apply to the PP.
1.3 Approval and Referral Requirements	This direction does not apply to the PP.
1.4 Site Specific Provisions	This direction does not apply to the PP.
Planning Systems – Place-based	
1.5 to 1.22	These directions do not apply to the Kiama LGA.
2. Design and Place	
There are currently no Directions in this Focus Area.	
3. Biodiversity and Conservation	
3.1 Conservation zones	There are no sites located in environmentally sensitive areas, nonetheless the PP seeks to protect and conserve heritage values. This direction does not apply to the PP.
3.2 Heritage Conservation	The PP will not alter the existing provisions of the Kiama LEP 2011 and Kiama DCP 2020 which give effect to heritage conservation. The PP seeks to list 6 new individual heritage items, list 2 new heritage conservation areas of significance and make minor amendments to 3 existing heritage items.

	Chapter 4, Topic 4.4 of the KDCP 2020 will also be updated to include controls specific to the 2 new HCA areas. Once listed the provisions of Clause 5.10 Heritage Conservation of the Kiama LEP would apply to these sites and areas. The provisions of Clause 5.10 of the Kiama LEP seek to conserve the environmental heritage of Jamberoo. Therefore, the PP is consistent with Direction 3.2.
3.3 Sydney Drinking Water Catchments	This direction does not apply to the PP.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This direction does not apply to the Kiama LGA.
3.5 Recreation Vehicle Areas	The direction does not apply to the PP.
3.6 Strategic Conservation Planning	The direction does not apply to the PP.
4. Resilience and Hazards	
4.1 Flooding	The PP seeks to list new heritage items and heritage conservation areas in the Kiama LEP 2011 for Jamberoo and does not propose additional urban development on flood affected land. Therefore, the PP is considered consistent with Direction 4.1
4.2 Coastal Management	The sites included in this PP are not located within a Coastal Management Zone and therefore the direction does not apply to the PP.
4.3 Planning for Bushfire Protection	This direction does not apply to the PP.
4.4 Remediation of Contaminated Land	This direction does not apply to the PP.
4.5 Acid Sulfate Soils	This direction does not apply to the PP.
4.6 Mine Subsidence and Unstable Land	The direction does not apply to the PP.
5. Transport and Infrastructure	
5.1 Integrating Land Use and Transport	The direction does not apply to the PP.
5.2 Reserving Land for Public Purposes	The direction does not apply to the PP.

5.3 Developing Near Regulated Airports and Defence Airfields	The direction does not apply to the PP.
5.4 Shooting Ranges	The direction does not apply to the PP.
6. Housing	
6.1 Residential Zones	The PP applies to sites that are located in a Residential zone. The PP seeks to list new heritage items and heritage conservation areas in the Kiama LEP 2011 for Jamberoo. The PP will not impact on the environment, resource lands, or the access to infrastructure and services on the sites. Therefore, the PP is consistent with Direction 6.1.
6.2 Caravan Parks and Manufactured Home Estates	The direction does not apply to the PP.
7. Industry and Employment	
7.1 Business and Industrial Zones	The Allowrie Street HCA area is located in a Business Zone. The HCA area will add an additional layer to the properties within the boundaries that will protect and conserve heritage values. The PP will not result in a loss of employment zone and will not reduce the potential floor space area for employment uses and related public services in Employment Zones. Therefore, the PP is consistent with Direction 6.1.
7.2 Reduction in non-hosted short-term rental accommodation period	The direction does not apply to the PP.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	The direction does not apply to the PP.
8. Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	The direction does not apply to the PP.
9. Primary Production	
9.1 Rural Zones	The sites in the PP are not located in a rural zone therefore this Direction does not apply to the PP.
9.2 Rural Lands	The direction does not apply to the PP.

3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The PP seeks to add new individual heritage items and heritage conservation areas of local heritage significance to Schedule 5 of the LEP.

Due to the nature of the PP it is considered unlikely that any environmental effects will occur as a result of the proposed changes. It is unlikely that the PP will have an adverse effect on any critical habitat, threatened species, populations or ecological communities or their habitats.

The PP will not alter any existing measures to conserve that critical habitat or threatened species, populations or ecological communities, or their habitats.

The Biodiversity Conservation Act 2016, State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Chapter 2 of the Kiama Development Control Plan 2020 will continue to apply to development involving the removal of vegetation.

3.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Due to the nature of the PP it is considered unlikely that any environmental effects will occur as a result of the proposed changes. None of the sites this PP applies to are identified as items of environmental heritage in Schedule 5 of the Kiama Local Environmental Plan 2011.

3.9 Has the planning proposal adequately addressed any social and economic effects?

The PP is considered to have positive social effect for the community. The PP seeks to amend Schedule 5 in the LEP to include 6 new heritage items and 2 new heritage conservation areas. This will have positive social effects for the community as it will ensure the protection and retention of local heritage and that appropriate development controls and/or restrictions are in place to guide any future development. This will ensure best practice urban design and development that retains character and is sympathetic to adjoining heritage and/or the HCA.

Social heritage are the non-physical aspects of our culture in our society. By retaining items of cultural significance this has positive effects on restoring the social effects of heritage.

The PP is considered to have positive economic effect for the community. Amending the LEP to include new heritage items and heritage conservation areas will have a positive effect on the community as it ensures that cultural heritage and local character will be protected. Jamberoo has a strong existing cultural heritage and tourism function that will continue to support development and performance. Kiama's local economy has a strong reliance on tourism, therefore retaining and protecting cultural heritage and local character will have positive economic effects.

The PP does not propose to increase development potential and therefore does not impact on existing public infrastructure.

3.10 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Pre Gateway consultation

The proposal is minor in nature and as such, no State or Commonwealth authorities have been consulted as part of the preparation of this Planning Proposal.

Post Gateway consultation

Following the receipt of any Gateway Determination, Council proposes to seek the views of the following state and federal public authorities and government agencies:

- Heritage NSW

4.0 Mapping

The PP seeks to amend the following LEP Heritage Maps to be amended:

- Proposed New Items – Jamberoo Town Centre: 400_COM_HER_008_20260220
- Proposed New Item - Jamberoo: 4400_COM_HER_008_20260220
- Proposed New Heritage Conservation Areas: 4400_COM_HER_008_20260220
- Items Proposed to be Amended: 4400_COM_HER_008_20260220

The following figures demonstrate how Sheet is to be amended.

Appendix 2 – LEP Map – New Heritage Items – Jamberoo Town Centre

Appendix 3 – LEP Map – New Heritage Items – Jamberoo

Appendix 4 – LEP Map – New Heritage Conservation Areas

Appendix 5 – LEP Map – Amendment to Heritage Items

5.0 Community Consultation

Community consultation has occurred as part of the Jamberoo Heritage Review project.

In 2022 initial community consultation was carried out as part of preparing the initial heritage review study, and in 2023 when the Study was on public exhibition.

As part of re-commencing the project in 2025, the Jamberoo Heritage Study (Niche Environment and Heritage) and the Independent Peer Review (City Plan Heritage) were placed on public exhibition 24 October - 30 November 2025.

In total, 19 submissions were received during both exhibition periods and were considered in the preparation of this Planning Proposal. The Public Exhibition Engagement Report provides a summary of submissions, response and the proposal for the Planning Proposal.

Direct landowner consultation has also occurred, including regular updates and an information session on 16 October 2025.

If a Gateway Determination is made, the Planning Proposal would be placed on public exhibition to enable community, stakeholder and state agency consultation to occur.

It is suggested that the planning proposal be exhibited for a period of 28 days and include:

- Information available on the NSW Planning Portal.
- A link to the NSW Planning Portal from Council's Your Say website.
- Notification letters to affected land owners.
- Notification letters to identified State agencies and as required by the Gateway Determination.

The updated DCP Chapter 4 Heritage and Cultural Conservation, Topic 4.4 Heritage Conservation Areas that has been prepared to accompany the proposed HCAs will also be placed on public exhibition with the PP.

6.0 Project Timeline

The timeframe for the Planning Proposal is that, from date of Gateway determination to date of submission to the Department of Planning, Housing and Infrastructure (DPHI), to finalise the LEP is a period of nine months.

Step in process	Timeframe	Target date
Submit to DPHI seeking a Gateway Determination	2 weeks from Council endorsement	March 2026
Receive Gateway Determination	4 weeks from submission date	April 2026
Preparation of any outstanding studies (if required)	N/A	N/A
Consult with State/Commonwealth agencies	4 weeks from receiving Gateway Determination	May 2026
Exhibition of PP and technical studies (assuming no requirement to resubmit to DPHI)	4 weeks from completing agency consultation	June 2026
Date of Public Hearing (if required)	N/A	N/A
Review of Public Submissions and preparation of report to Council	4 weeks from end of exhibition period	July 2026
Report to Council for final endorsement	First available Council meeting after completion of review of submissions (allow 8 weeks)	September 2026
Seek Parliamentary Counsel Office's (PCO) opinion.	2 weeks from date of Council meeting minutes being published	October 2026
Submit maps to DPHI for review	2 weeks from date of Council meeting minutes being published	October 2026
Submit to DPHI to publish LEP amendment	4-6 weeks from date PCO's opinion requested	November 2026
Anticipated publication date of LEP amendment	2 weeks from date of submission to DPHI	December 2026

Appendix 1 – Summary of Changes to Instrument

1. New Heritage Items - Add the following items to Part 1 Heritage Items of Schedule 5 of the Kiama LEP 2011.

Suburb	Item name	Address	Property description	Significance	Item No
Jamberoo	Jamberoo RSL Hall and Sandstone wall	1 Allowrie Street	Lot 11 DP 626845	Local	I188
Jamberoo	Timber Cottage	19 Chapel Lane	Lot 1 DP 152116	Local	I189
Jamberoo	Timber House - 'Elmsmere'	48 Churchill Street	Lot 72 DP 786971	Local	I190
Jamberoo	Timber Cottage (Doctors surgery)	65 Churchill Street	Lot 3 DP 32096	Local	I191
Jamberoo	Timber Cottage	71 Churchill Street	Lot 101 DP 819244	Local	I192
Jamberoo	Glen Murcott Designed House	197 Clover Hill Road	Lot 1 DP 862101	Local	I193

2. New Heritage Conservation Areas - Add the following items to Part 3 Heritage conservation areas, Schedule 5 of the Kiama LEP 2011

Name of heritage conservation area	Identification on Heritage Map	Significance
Allowrie Street Heritage Conservation Area	Shown by red hatching and labelled "C4"	Local
Churchill Street Heritage Conservation Area	Shown by red hatching and labelled "C5"	Local

3. Amended existing Heritage Items - Amend the following items to Part 1 Heritage Items, Schedule 5 of the Kiama LEP 2011.

Suburb	Item name	Address	Property description	Significance	Item No
Jamberoo	Commercial building	15 Allowrie Street	Lot 1, DP 783824-Lot 51, DP 1177120	Local	I40
Jamberoo	Jamberoo Uniting Church Hall	15 Wyalla Road	Lot 48, DP 779575-Lot 3 DP 1219246	Local	I74
Jamberoo	Jamberoo Uniting Church	15 Wyalla Road	Lot 48, DP 779575-Lot 3 DP 1219246	Local	I76

Appendix 2 – LEP Map – New Heritage Items – Jamberoo Town Centre



Item 14.1

Enclosure 3

Appendix 3 – LEP Map – New Heritage Items – Jamberoo



Item 14.1

Enclosure 3

Appendix 4 – LEP Map – New Heritage Conservation Areas



Appendix 5 – LEP Map – Amendment to Heritage Items





Kiama Development Control Plan 2020 Chapter 4. Heritage and Cultural Conservation

DRAFT AMENDMENTS / ADDITIONS TO TOPIC 4.4

TO INTRODUCE

- ALLOWRIE STREET HCA
- CHURCHILL STREET HCA



RESPECT



INNOVATION



INTEGRITY



TEAMWORK



EXCELLENCE

Item 14.1

Enclosure 3

Topic 4.1 - Introduction to Heritage in Kiama	4.	Error! Bookmark not defined.
Topic 4.2 – Aboriginal Cultural Heritage Management	4.	Error! Bookmark not defined.
Topic 4.3 – European Cultural Heritage Management	4.	Error! Bookmark not defined.
Topic 4.4 – Heritage Conservation Areas	4.30	
Development in Heritage Conservation Areas	4.32	
General Aims of this Section	4.32	
Development in Pheasant Point Heritage Conservation Area	4.32	
Development in the Kiama Town Centre Heritage Conservation Area	4.	Error! Bookmark not defined.
Development in the Smiths Farm Heritage Conservation Area	4.	Error! Bookmark not defined.
Development in the Allowrie Street Heritage Conservation Area	4.XX	
Development in the Churchill Street Heritage Conservation Area	4.XX	
Appendix 1 – Pheasant Point Heritage Conservation Area	4.48	
Summary History	4.	Error! Bookmark not defined.
Historic Context	4.	Error! Bookmark not defined.
Landform and Subdivision Pattern	4.	Error! Bookmark not defined.
Classification of Buildings in the Pheasant Point HCA	4.	Error! Bookmark not defined.
Appendix 2 – Kiama Historic Town Centre Heritage Conservation Area	4.	Error! Bookmark not defined.
Summary History	4.	Error! Bookmark not defined.
Classification of Buildings in the Kiama Historic Town Centre HCA	4.	Error! Bookmark not defined.
Appendix 3 – Smith Farm Heritage Conservation Areas	4.	Error! Bookmark not defined.
Brief Historical Background	4.	Error! Bookmark not defined.
Classification of buildings in the Smith Farm Heritage Conservation Area	4.	Error! Bookmark not defined.
Appendix 4 – Allowrie Street Heritage Conservation Areas	4.XX	
Classification of buildings in the Churchill Street Heritage Conservation Area	4.XX	
Appendix 5 – Churchill Street Heritage Conservation Areas	4.XX	
Classification of buildings in the Churchill Street Heritage Conservation Area	4.XX	

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Topic 4.4 – Heritage Conservation Areas

Heritage Conservation Areas (HCAs) can be described as a geographical area made up of various elements collectively deemed to hold heritage significance. Significance is based on values that distinguish a particular area from other places and surroundings and that a community values and creates a sense of place. Areas such as landscapes, streetscapes, a group of buildings in a small township or a suburb within a sizeable metropolis, as examples.

There are five Heritage Conservation Areas in the Kiama LGA:

- Pheasant Point Heritage Conservation Area
- Kiama Town Centre Heritage Conservation Area
- Smiths Farm Heritage Conservation Area
- Allowrie Street Heritage Conservation Area
- Churchill Street Heritage Conservation Area

These HCAs include streetscapes, suburbs, areas and precincts that are recognised by the community for their distinctive historic character. They may provide evidence of a historic period of development or an architectural style with a high proportion of original buildings. HCAs are protected because they have been identified as having a cohesive sense of place and character which is valued by the community. Their significance is often a function of the subdivision and street pattern, buildings that share common periods of development, historical associations, materials, form and scale.

Buildings within HCAs are identified as contributory, neutral or uncharacteristic.

- **Contributory buildings** generally originate from the significant era of development of the HCA and display the key characteristics of the area through their architectural style and typology, scale, form, features and materials.
- **Neutral buildings** usually originate from the original era of development but have been much altered, although the alterations can usually be reversed. Contemporary buildings that respond to the significant scale and character of the HCA can also be neutral.
- **Uncharacteristic buildings** are usually buildings from a later era that are inconsistent with the scale and form of characteristic development.

Some properties located within HCAs will also be listed as heritage items; such places may be particularly fine examples of their type or may have significance for their association with a particular person or group of people, distinguishing them from the other places in the HCA.

Each HCA is supported by a Statement of Significance and a Character Statement. These statements describe why the area is significant, and what key elements make up its historic character and should be used to guide all future development within the HCAs.

Additional information including historic background, maps and building classification tables for each HCA is provided in the following Appendices:

- Appendix 1 – Pheasant Point Heritage Conservation Area
- Appendix 2 – Kiama Town Centre Heritage Conservation Area
- Appendix 3 – Smiths Farm Heritage Conservation Area
- Appendix 4 – Allowrie Street Heritage Conservation Area
- Appendix 5 – Churchill Street Heritage Conservation Area

Development in Heritage Conservation Areas

Assessing a Heritage Conservation Area is undertaken by evaluating heritage significance and the various components that make up that significance. Historical elements based upon evidence of the development of a specific area across timeframes are often applied during assessment. Importance is placed upon demonstrated evidence. Additionally, consistency of building styles, building materials and techniques, representative of a particular period in the history of the area is required. This is typically found through common age of building stock, land and subdivision historical patterns, and planting elements within landscapes. Individual Heritage Items are typically bounded by a single Lot and DP, whereas Heritage Conservation Areas comprise several lots and DPs and often extend over entire street blocks.

If a property is located within a HCA, it is subject to specific planning and development controls that seek to retain the significant elements and character of the area, as seen from the public domain. The key is to provide a consistent approach to development and to retain the original features that give the HCA its historic character. These controls benefit the owners of properties in HCAs by ensuring the character and environment of the HCA is retained.

Certain types of changes proposed to places located within Heritage Conservation Areas will require consent through the submission of a Development Application (DA). Development consent is generally required for:

- demolition of all or part of a dwelling (note that full demolition of contributory buildings is not permitted);
- additions and alterations;
- structural changes;
- garages, carports and driveways; and
- fences and gates.

In general terms, new work in HCAs should be located in areas that are not visible from the street. The key objective is to retain the character and significance of the elements that contribute to the historic streetscapes for future generations. Alterations and additions require Council approval and are usually acceptable if they retain the significant form, scale and character of the HCA. Additions should be located at the rear and should not alter the scale of the original building. Internal alterations are generally acceptable. Demolition of heritage items and contributory buildings is not permitted. The contribution of any building to the conservation area should guide the approach to future development of the property.

Property owners are encouraged to discuss their proposals with Council's Planning and Heritage Officers prior to preparing concept plans and submitting a development application. Consultation with Council may benefit the applicant in ensuring smooth processing of their application and earlier determination times.

General Aims of this Section

The general aims of the planning controls for Heritage Conservation Areas in Kiama are to:

- Establish a framework for heritage conservation and appropriate future development in Kiama's HCAs
- Provide guidelines for change properties within HCAs which will allow its heritage significance to be retained.
- Allow change to occur to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and do not detrimentally affect the heritage significance of the Heritage Conservation Area.

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Development in Allowrie Street Heritage Conservation Area

Objectives – General

O.4.4.162	To conserve the environmental heritage of the Allowrie Street Heritage Conservation Area (HCA).
O.4.4.163	To conserve and enhance the heritage significance, including the associated fabric, settings and views, of the HCA.
O.4.4.164	To ensure development is sympathetic to the heritage values and historic character of the HCA.
O.4.4.165	Allows change to occur to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and do not detrimentally affect the heritage significance of the HCA.
O.4.4.166	Development in the Allowrie Street HCA shall: a. Respect significant original or characteristic built form. b. Retain original scale and form as viewed from the public domain. c. Respect significant traditional or characteristic subdivision patterns. d. Retain significant original fabric as seen from the street e. Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandahs, fences, chimneys, joinery, etc f. Remove previous unsympathetic alterations and additions g. Use appropriate materials, finishes and colours h. Respect the pattern, style and dimensions of original windows and doors.

Character Statement

Allowrie street HCA is a precinct of historic importance and is the main throughfare into Jamberoo from the West. Allowrie street comprises a considerable number of buildings considered to be of significance to the heritage landscape of Jamberoo. The precinct has attributes of a small rural township, developed under a rural economy.

Several buildings along Allowrie Street are also formally identified as heritage items. The alignment of Allowrie Street has remained unchanged and retains it's original use of one of the town's primary access routes. The 1840 land grant of Michael Hyam named Sarah's Valley provided the historical platform for the development of the township. The Jamberoo Commercial Hotel was built in 1857 and is still in business today. Rapid growth of the township ensued from the 1850's onward, mainly off the back of cattle breeding and dairy farming.

Important buildings within the township, other than the Jamberoo Commercial Hotel were Frederick's Store (c.1876); St Stephen's Presbyterian Church (1876); the 1880s School of Arts (1880s), later the Municipal Hall; and a range of other stores and houses. Development was centred at the Western end of the township where Jamberoo Park was established by the turn of the century and remains in use today.

The sandstone kerbing along the identified boundaries of the Allowrie Street HCA provide a historical link between these significant buildings and the historical connection of the sandstone kerbing, defining the original village centre for Jamberoo.

Statement of Significance

The Allowrie Street HCA has significance through a strong historical association with the Jamberoo township as one of the main thoroughfares into the town. It retains many historic buildings and structures which reflect this history and create a sense of place that is worth protecting. The HCA has a high level of consistency and integrity in the form and fabric of its structures which demonstrates the development of this part of the township from the 19th century through to the mid-20th century. The HCA promotes design and renovation of existing and future development which will enhance the heritage value of the central 'hub' of Jamberoo. The sandstone curbing provides a visual element which unifies this area and serves to provide a natural boundary of the HCA.

Characteristics Elements

The alignment of Allowrie Street has remained unchanged and retains original use of one of the town's primary access routes. Land use patterns during the early 20th century further developed parallel to Allowrie, retaining characteristics of large plot size in relation to domestic dwellings, with older buildings set back from the street. Recent developments within the village typically are located closer to the street front with smaller land size and buildings closer together.

Building design is commonly single level with traditional European building components and design ethos. Traditional building elements are seen in gables, eaves, front verandahs, timber verandah posts and timber shading devices over west facing windows. Half-timbered facades and horizontal cladding are also commonplace.

Allowrie Street developed as a commercial hub alongside residential development, commencing from the Western end and moving Eastward. Commercial buildings of all periods characteristically employ street front gables for advertising, reflected in the design of the former Council Chambers and gabled roofs of later developments.

The predominant building materials utilised within the Village include brick and timber facades, with older dwellings having tiled roofs compared to the corrugated iron being utilised in more recent developments within the Village.

Dry-stone walls throughout the landscape delineate agricultural lands. Dwellings generally overlook farmland, forming part of the Village character and it is important that this is maintained and preserved. Large sections of undeveloped rural and surround the recently developed areas.

Classification of buildings

A number of the properties within the Allowrie Street HCA are listed as individual heritage items in Schedule 5 of the Kiama LEP 2011. Other buildings are classified as contributory, neutral or uncharacteristic. The classification of each property is outlined in Appendix 4 and in the map.

Objectives – Development of Contributory Buildings/Items

O.4.4.167	The facades of contributory buildings are to be retained, and their positive contribution to the area or streetscape maintained and enhanced.
O.4.4.168	Development to contributory buildings shall: a. Respect significant original or characteristic built form. b. Retain original scale and form as viewed from the public domain. c. Respect significant or original subdivision patterns. d. Retain significant original fabric as seen from the street. e. Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandas, fences, chimneys, joinery, etc. f. Remove unsympathetic alterations and additions. g. Use appropriate materials, finishes and colours. h. Respect the pattern, style and dimensions of original windows and doors.
O.4.4.169	The scale and character of contributory buildings is to be retained, as viewed from the public domain, with alterations and additions designed and located where they do not alter the scale or character of the building and are not visible from the street.
O.4.4.170	Alterations and additions are to be located at the rear of contributory buildings and must not significantly alter the appearance of the building from the street.
O.4.4.171	Additional storeys which alter the scale of the building are only permitted in HCAs when the additional storey is located at the rear and recessed from the front facade.

Objectives – Development of Neutral Buildings/Items

O.4.4.172	Enhance the contribution of neutral buildings to the area or streetscape by encouraging removal of unsympathetic alterations and reinstatement of original details to improve the context and visual impact of neutral buildings.
O.4.4.173	Development to neutral buildings shall: a. Remove previous unsympathetic alterations and additions, including inappropriate building elements. b. Respect the original building in terms of form, bulk and

	scale, as well as that of the prevailing character of the street. c. Minimise the removal of significant features and building elements. d. Use materials, finishes and colours characteristic to the HCA. e. Provide a more positive contribution to the significance and character of the HCA.
O.4.4.174	Alterations to the principal elevations of neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the HCA to improve its contribution.

Objectives – Development of Uncharacteristic Buildings/Items

O.4.4.175	Encourage development on sites with uncharacteristic buildings that result in an improved contribution to the character and significance of the HCA.
O.4.4.176	Development to uncharacteristic buildings shall: a. Remove inappropriate elements that are uncharacteristic to the conservation area. b. Respond to the prevailing character of the area and street in terms of form, height, bulk, scale and materials.

Controls – Demolition

O.4.4.177	Contributory buildings may not be demolished, unless they are unable to be improved without some loss of original fabric. Support for demolition of contributory items will only be considered if detailed structural reports support that the building is incapable of improvement and only if the street façade is retained.
O.4.4.178	Neutral and uncharacteristic buildings may be demolished. The replacement building must have an improved contribution to the character of the HCA.

Controls – Commercial, Civic and Retail Buildings in Heritage Conservation Areas

O.4.4.179	Alterations and additions should respond appropriately to the heritage fabric but should not mimic or overwhelm the original building. Designs should be contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.
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O.4.4.180	Original shopfronts and awnings of contributory retail buildings must be retained. Non-original shopfronts should be replaced with new shopfronts that respect the historic character of the heritage item. Non-original awnings should be removed or improved.
O.4.4.181	Alterations and additions to commercial and retail buildings that are classified as contributory buildings must be designed based on an understanding of the heritage significance of the HCA. Heritage advised should be sought before commencing the design of any proposed changes to a contributory commercial building.
O.4.4.182	Alterations and additions should respond appropriately to the heritage fabric but should not mimic or overwhelm the original building. Designs should be contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.
O.4.4.183	Original shopfronts and awnings of contributory retail buildings must be retained. Non-original shopfronts should be replaced with new shopfronts that respect the historic character of the heritage item. Non-original awnings should be removed or improved.
O.4.4.184	Shopfronts must not be covered by solid roller doors or security screens.
O.4.4.185	Open verandahs and balconies of contributory or neutral buildings must not be enclosed. Where they have been enclosed, the enclosure should be reversed and original verandah reinstated based on historical evidence.
O.4.4.186	Original elements and details of contributory or neutral buildings should be retained, especially on front facades. This includes original windows and doors, brick detailing and parapets, original signs, roofs and verandahs.
O.4.4.187	New commercial signage shall be sympathetic to the proportion and colour scheme of the facade. Signs on commercial buildings, including painted lettering, should be carefully located and should be sympathetic to the historic nature of the HCA.
O.4.4.188	Any major alterations to civic buildings should be guided by a Conservation Management Plan, which is to be endorsed by Council prior to any future development being considered.
O.4.4.189	Retain the historical use of retail heritage items where possible, especially where they are part of a high street group of shops.

Development in Churchill Street HCA

Objectives – General

O.4.4.190	To conserve the environmental heritage of the Churchill Street Heritage Conservation Area (HCA).
O.4.4.191	To conserve and enhance the heritage significance, including the associated fabric, settings and views, of the HCA.
O.4.4.192	To ensure development is sympathetic to the heritage values and historic character of the HCA.
O.4.4.193	Allow change to occur to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and do not detrimentally affect the heritage significance of the HCA.
O.4.4.194	Development in the Churchill Street HCA shall: a. Respect significant original or characteristic built form. b. Respect original scale and form as viewed from the public domain. c. Respect significant traditional or characteristic subdivision patterns. d. Retain significant original fabric as seen from the street. e. Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandahs, fences, chimneys, joinery etc. f. Remove previous unsympathetic alterations and addition g. Use appropriate materials, finishes and colours. h. Respect the pattern, style and dimensions of original windows and door.

Character Statement

The alignment of Churchill Street has remained unchanged and retains its original use as one of the town's major access routes. Land use patterns during the early 20th century further developed in conjunction with Allowrie Street's alignment, with settlement in Churchill Street originally associated with the Anglican Church and School in the centre of the proposed HCA. Development has intensified as a 'second branch' of Jamberoo with the addition of Tate Place in recent times, however many structures along Churchill Street reflect the qualities identified as significant, and which are associated with the earlier stages of development of the village. The streetscape predominantly features landscaped gardens with most of the buildings obscured and set behind these leafy gardens, and the heritage items and contributory buildings concentrated towards the mid-to-southern portion of the HCA boundary.

Statement of Significance

The Churchill Street HCA has significance through a strong historical association with Jamberoo township as a district historically centred on the Anglican Church and Public School,

and is situated along the main northern throughfare into the town. This HCA retains many historic buildings and structures which reflect the development of this separate district of the Village and create a sense of place and a setting for the existing heritage items that is worth protecting. The HCA has a high level of consistency and integrity in the form and fabric of its structures which demonstrates the development of this part of the township from the 19th century through to the mid-20th century. This HCA will accomplish the task of regulating development to protect Heritage Value while promoting complimentary development designs and practices in this district.

Characteristics Elements

Some of the significant qualities of traditional building elements are seen in gables, eaves, front verandah's, timber verandah posts and timber shading devices over west facing windows. Half-timbered facades and horizontal cladding are also present. The predominant building materials utilised within the Village include brick and timber facades, with older dwellings having corrugated iron roofs compared to the tiles being utilised in more recent developments within the Village. The Anglican Church and Public School are of sandstone, with the use of stone for retaining/boundary walls a feature of this district.

Classification of buildings

A number of the properties within the Churchill Street HCA are listed as individual heritage items in Schedule 5 of the Kiama LEP 2011. Other buildings are classified as contributory, neutral or uncharacteristic. The classification of each property is outlined in Appendix 5 and outlined in the map.

Objectives – Development of Contributory Buildings/Items

O.4.4.195	Contributory buildings are to be retained, and their positive contribution to the area or streetscape maintained and enhanced.
O.4.4.196	Development to contributory buildings shall: a. Respect significant original or characteristic built form. b. Retain original scale and form as viewed from the public domain. c. Respect significant or original subdivision patterns. d. Retain significant original fabric as seen from the street. e. Retain, and where possible reinstate, significant original features and building elements that contribute to the character of the street, including original balconies and verandas, fences, chimneys, joinery, etc f. Remove previous unsympathetic alterations and additions. g. Use appropriate materials, finishes and colours.

	h. Respect the pattern, style and dimensions of original windows and doors.
O.4.4.197	The scale and character of contributory buildings is to be retained, as viewed from the public domain, with alterations and additions designed and located where they do not alter the scale or character of the building and are not visible from the street.
O.4.4.198	Alterations and additions are to be located at the rear of contributory buildings and must not significantly alter the appearance of the building from the street.
O.4.4.199	Additional storeys which significantly alter the scale of the building are not permitted in HCAs. If an additional storey is proposed, it must be located at the rear.

Objectives – Development of Neutral Buildings/Items

O.4.4.200	Enhance the contribution of neutral buildings to the area or streetscape by encouraging removal of unsympathetic alterations and reinstatement of original details to improve the context and visual impact of neutral buildings.
O.4.4.201	Development to neutral buildings shall: a. Remove unsympathetic alterations and additions, including inappropriate building elements. b. Respect the original building in terms of form, bulk and scale, as well as that of the prevailing character of the street. c. Minimise the removal of significant features and building elements. d. Use materials, finishes and colours characteristic to the HCA. e. Provide a more positive contribution to the significance and character of the HCA.
O.4.4.202	Alterations to the principal elevations of neutral items should aim to re-instate lost elements or use materials and colours more consistent with the character of the HCA to improve its contribution.

Objectives – Development of Uncharacteristic Buildings/Items

O.4.4.203	Encourage development on sites with uncharacteristic buildings that result in an improved contribution to the character and significance of the HCA.
O.4.4.204	Development to uncharacteristic buildings shall: a. Remove inappropriate elements that are uncharacteristic to the conservation area. b. Respond to the prevailing character of the area and street in terms of form, height, bulk, scale and materials.

Controls – Demolition

O.4.4.205	Contributory buildings may not be demolished, unless they are unable to be improved without loss of original fabric. Support for demolition of neutral items will only be considered if detailed structural reports support that the building is incapable of improvement and only if the replacement building has an improved contribution to the character of the HCA.
O.4.4.206	Neutral and uncharacteristic buildings may be demolished. The replacement building must have an improved contribution to the character of the HCA.

Controls – Alterations and Additions to Residential Buildings

O.4.4.207	Contributory and neutral buildings are to be retained, and their positive contribution to the area or streetscape maintained and enhanced through sensitive alterations and additions that do not have a detrimental impact on the character or significance of the HCA.
O.4.4.208	Alterations and additions shall: a. Retain the character and significance of the streetscape and the host building. b. Be designed to minimise the impact on the special qualities of the HCA and the architectural style of the host building. c. Conserve the scale of contributory buildings in the street. d. Be submissive to the existing house in its scale, bulk, massing, roof form and materials.
O.4.4.209	Additions are to preserve significant aspects of the HCA such as scale, roofscape, building form, setbacks, external materials, details and bulk. Additions shall be designed and located such that they are not visible from the street.
O.4.4.210	Additions should be located at the rear. Pavilion additions are encouraged. A contemporary or contrasting form may be used where such additions are not visible from the street.
O.4.4.211	The roof pitch of additions must complement that of the host building and be sympathetic to the detailing of the host building if visible from the public domain.
O.4.4.212	Additions to the side of buildings should be designed so that they are set back as far as possible from the front building line.
O.4.4.213	In semi-detached houses and contiguous groups of terrace houses, additions and alterations are not to impact on the symmetry of the host building.
O.4.4.214	Additional storey additions that change the scale of the host building are not permitted.

O.4.4.215	Roof conversions may occur where the roof form can accommodate rooms wholly within the existing roof form. Characteristic roof forms shall not be altered.
O.4.4.216	Where visible from the street, roof forms are to respond to the local context in terms of form, scale, pitch and material.
O.4.4.217	Rear elements may adapt a different form or materials if the other sections of these guidelines are met. Contemporary styled additions are encouraged, where they are not visible from the street, to distinguish original and new work.
O.4.4.218	A single run of long wall (as an extension to the existing wall) is to be avoided. The overall length of any extension is to be less than, and secondary to, the original building.
O.4.4.219	Retain the proportion of walls and openings that contribute to the aesthetic quality and/or significance of a contributory building. Extensive areas of glazing visible from the public domain are not permitted, unless this was a feature of the original design of the building.
O.4.4.220	When a proposal is for works to a neutral or uncharacteristic item, they should include removal of intrusive additions that do not positively contribute to the heritage significance of the streetscape character.
O.4.4.221	Existing buildings which have had the form of their facades altered should aim to reinstate original details, including removal of infilled rooms and reconstruction of door and window openings. This work should be based on available evidence. When no surviving physical or documentary evidence of the original can be found, reconstruction similar to appropriate surroundings contributory dwelling is encouraged. Front verandahs should be reinstated where they have been removed, with a design based on historic evidence.
O.4.4.222	Council will generally support the removal of recent inappropriate additions and alterations to dwellings and the restoration or reconstruction of damaged, missing, or inappropriate elements, such as removal of paint from bluestone walls or reversal of re-skinning, and replacement of non-original aluminium or vinyl wall cladding and aluminium windows.
O.4.4.223	Where feasible, additional floor space may be located within the existing roof space, with possible dormers and/or skylight additions as part of an attic style addition, but only where such elements do not dominate the roof qualities. Dormers and/or skylights should be visually unobtrusive and preferably be located on the rear roof plane.
O.4.4.224	Additions to existing two-storey dwellings should preferably be single-storey, or two-storey with justification. Any new development should generally be located to the rear of the existing building, but may be varied to suit specific site conditions.

Controls – External Colours, Materials and Finishes

O.4.4.225	Ensure selection of new materials and details complements the local character. Refer to the relevant Local Character Statement.
O.4.4.226	Original details and materials are to be retained where possible. Building material from the host building is to be recycled and incorporated into new additions, where possible.
O.4.4.227	New materials, colours and details must reflect the historical character of the conservation area, where visible from the street.
O.4.4.228	Traditional building elements, including windows, doors, hardware, chimneys, verandahs, wall surfaces and other characteristic features of the building, are to be retained and repaired. Repair and replace joiner in profiles to match the original detail.
O.4.4.229	Paintwork should not be applied to any brickwork, stonework, exposed bricks on chimneys, terracotta chimneypots, tessellated or glazed tiling, slate verandah edging and steps, or any other unpainted surfaces.
O.4.4.230	New buildings should use colours which harmonise with the traditional colour schemes. External colour schemes should be complementary to the HCA, based on research, and have regard for the setting
O.4.4.231	Exposed surfaces such as brickwork, stone, tiles and shingles must not be painted or rendered.
O.4.4.232	For weatherboard buildings, new weatherboards should have a traditional width and profile to match the original weatherboards.
O.4.4.233	For brick buildings, new brickwork to the original section should match, as closely as possible, the original brickwork. Rendering of face brickwork is not permitted. New work may be of a different material when not visible from the street.

Controls – Details and Original Features

O.4.4.234	Original details and features on contributory and neutral buildings are to be retained and conserved.
O.4.4.235	Where new doors, windows or verandahs are visible from the street or prominent location, they should be of similar proportion, size, location and detailing to original elements. Original door and window openings are to be retained and repaired. If original doors or windows have been lost, they are to be replaced with one of similar size, type and material for the age and style of the building.
O.4.4.236	The retention and repair of original architectural details, including doors, windows, verandah piers and columns, decorative timber work to verandahs and gables, cast iron decoration, roughcast and tile work in

	principal elevations is encouraged. Original lead lights and coloured glass panes should be preserved.
O.4.4.237	Existing incompatible/intrusive elements (e.g. non original aluminium windows and doors, aluminium or vinyl cladding) in principal elevations and prominent locations should be replaced where alterations and additions are proposed. Development of a heritage item must seek to reconstruct missing architectural detailing where possible, including gables, joinery details, and Front verandahs or bays. Verandahs on the front and sides of a contributory or neutral building shall not be infilled.
O.4.4.238	Original verandahs and external detailing in general should be preserved and restored or reconstructed where necessary. Removal or infilling of verandahs visible from the street or prominent locations is not supported.

Controls – Roofs

O.4.4.239	The design of roofs should respect the scale, form, detail, and pitch of the existing building and be consistent with the Key Historic Elements of the HCA.
O.4.4.240	Roof additions should generally be confined to the rear of an existing building and should be more subservient to the main existing roof.
O.4.4.241	Changes to original roofs, particularly if seen from the street, should be minimal and should be determined by the street and building context. Roof elements, such as dormers and skylights, should not be located where visually prominent. Skylights may be preferable to dormer windows depending on impact from angles of view.
O.4.4.242	New work to the rear of an existing house can either replicate the existing roof form, pitch and eaves, or be of a more subservient/differential style such as a skillion roof. In both instances the ridge of the new roof is to be lower than the existing roof, and the impact of the added roof is not to dominate the existing house and views from the street.
O.4.4.243	Roof forms should be consistent with surrounding contributory dwellings.
O.4.4.244	Dormers to the front or side of existing roofs, where acceptable, should be of traditional vertical proportions with either gable or hipped roof forms. Where not visible from the street, a wider dormer form may be considered.
O.4.4.245	Original chimneys should not be demolished unless they are proven to be structurally unsound, and only when followed by immediate reconstruction in the original detail.
O.4.4.246	New roofing must be consistent with existing materials, or where new buildings are proposed, be generally corrugated metal roof sheeting.

O.4.4.247	The re-roofing of the main body of the house is not considered desirable, except to match original materials.
O.4.4.248	Other elements such as solar hot water heaters, ventilators, antennae, solar tubes, air conditioning units and the like should, where possible, be placed in locations where visibility from the street is minimised.

Controls – Carparking

O.4.4.249	Garages and carports are to be detached elements located at the rear or behind the front building line of the existing house. Garages or carports set forward of the building line will not be supported by Council.
O.4.4.250	Where a property has access to a rear lane, vehicle accommodation is to be located adjacent to the laneway with vehicle access from the laneway.
O.4.4.251	Where vehicle access is not otherwise possible, single garages and carports are permitted where the applicant demonstrates that the impact on the streetscape or host building is acceptable.
O.4.4.252	Garages must be recessed behind the front building line and front facade. They should be integrated with or hidden from the overall design of the building in terms of height, form, materials, detailing and colour. If a carport or garage is visible from the street, it should be a single space only, with a form and materiality which compliments the dwelling.
O.4.4.253	Significant historic kerbing is not to be disturbed.
O.4.4.254	Driveways are to be designed as concrete or brick strips with grass or gravel in between. Hard landscaping is to be minimised.

Controls – Gardens, Landscaping and Fencing

O.4.4.255	Preserve and protect original fences, stone and brick retaining walls and garden settings.
O.4.4.256	Ensure fences within the public domain complement the streetscape. New fences are to match the details and materials of the adjoining contributory fences, or match the original fence if reinstating a missing fence.
O.4.4.257	Ensure front gardens are part of the streetscape, where appropriate to the character of the conservation area. Promote the use of traditionally designed gardens that enhance the appearance of historic houses and the streetscape.
O.4.4.258	Retain, repair and reinstate original and traditional fences and retaining walls. Retain later fences where they reflect traditional fence design.

O.4.4.259	Reconstruct missing fences to their previous design based on documentary evidence.
O.4.4.260	Front fences are to be between 700–1200mm high, measured from ground level, except where the existing historic fences demonstrate an alternative prevailing height. Higher fences are only permitted along major roads.
O.4.4.261	Retain original surviving garden elements, such as gates, paths, edging tiles, brick kerbing, etc.
O.4.4.262	Original or early garden layouts that contribute to the significance of the HCA should not be altered.
O.4.4.263	Do not overplant gardens or plant high hedges such that they block views of a contributory building from the street. Choose new plant species that are characteristic to the HCA.

Controls – Services, Skylights and Solar Panels etc

O.4.4.264	External air-conditioning units, water tanks and the like must be located where they cannot be seen from the street.
O.4.4.265	Air-conditioning units are not permitted at the front of the house or at the side if visible from the street. They should only be located in areas where they are not visible from the street. Air-conditioning units may be mounted on the roof only if they cannot be seen from the street.
O.4.4.266	Rubbish bins should be stored at the side or rear of the house where they cannot be seen from the street.
O.4.4.267	Skylights are not permitted in original roofs, except at the rear and only where the skylight will not be visible from the street.
O.4.4.268	Solar panels may only be located where they are not visible from the street. Solar panels are not permitted on front roof pitches or side roof pitches that are visible from the street.

Controls – Subdivision and Amalgamation

O.4.4.269	Lot boundary changes are not supported where the development pattern or early subdivision is integral to the heritage significance of the HCA.
O.4.4.270	Where it is supported, ensure that subdivision and amalgamation of land within a HCA conserves the important characteristics of the subdivision pattern and allotment layout, streetscape character and notable features of the significant period of development.
O.4.4.271	Lot boundary changes within HCAs should retain significant features, such as buildings, archaeology, trees, gardens, and outbuildings associated with the pattern of development of that area.

O.4.4.272	Amalgamation of sites within HCAs must allow for the ongoing interpretation of the original subdivision through building form and landscape design
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Controls – Infill Buildings

O.4.4.273	The setback of new buildings to the street must maintain the established historically significant pattern of setbacks in the streetscape.
O.4.4.274	New buildings must be sited to reinforce the rhythm and spacing of buildings in the HCA.
O.4.4.275	The bulk and scale of new development shall be consistent with the Key Historic Elements of the HCA and respond to the scale, form and typology of surrounding contributory development and heritage items. If characteristic development is single storey, new buildings should also be single storey.
O.4.4.276	The design of replacement buildings must sympathetically respond in scale, form, siting, materials, colours and detailing to surrounding contributory items, particularly where there is a general consistency in the building scale along that stretch of street, and within the HCA
O.4.4.278	Within the Kiama Historic Town Centre, infill building and facade design should respond to the scale, materials and massing of heritage items by aligning eaves lines, cornices and parapets, facade articulation, proportion and/or rhythm of existing elements and using complementary colours, materials and finishes.
O.4.4.279	If adjoining sites are single-storey, new buildings will generally be limited to single-storey.

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Appendix 4 – Allowrie Street Heritage Conservation Area

Classification of buildings in the Allowrie Street Heritage Conservation Area

A number of the properties within the Allowrie Street HCA are listed as individual heritage items in Schedule 5 of the Kiama LEP 2011. Other buildings are classified as contributory, neutral or uncharacteristic. The classification of each individual building is indicated on the map below and in the following table:



Address	Heritage Item	Category	Commentary
Allowrie Street	Yes	Existing Heritage Item	Reid Park has characteristic period tree planting from early 1900's. and is an important landscape element with St Peters Church and trees at western end of Jamberoo Township.
1 Allowrie Street	No	Contributory (Proposed Heritage Item)	The Jamberoo RSL Hall is of local heritage significance for its contribution to the Jamberoo community as a place of community celebration and commemoration. The hall was built in c.1952 for the Jamberoo sub-branch of Returned Services League of Australia (RSL) as a place to host community events, functions and, most significantly, commemorative services for ANZAC Day and RSL branch meetings.
1A Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
3 Allowrie Street	Yes	Existing Heritage Item	Outstanding nineteenth century commercial building, constructed of timber. An excellent example of Victorian Classical styling, quite uncommon. Key feature is the parapet with its fine moulded pediment.
5 Allowrie Street	Yes	Existing Heritage Item	Inter-War period California style weatherboard bungalow with nested gables to street frontage. Simple rectangular plan with flat roofed porch/verandah. The porch characteristically features a roughcast brick balustrade wall with brick piers supporting three short Tuscan columns.
Allowrie Street	No	Undeveloped land	This site is undeveloped so does not contribute nor detract from the HCA.
9 Allowrie Street	Yes	Existing Heritage Item	Inter-War brick building. Single storey with parapet. Decorative work to parapet includes roughcast, moulded cornices and finial. Inscribed "Council Chambers" "Jamberoo" and dated 1934.

Address	Heritage Item	Category	Commentary
13 Allowrie Street	No	Undeveloped land	This site is undeveloped so does not contribute nor detract from the HCA.
11 Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
15 Allowrie Street	Yes	Existing Heritage Item	Part of the Allowrie Street Group which illustrates the evolution of commercial premises in small rural centres during the post war years. The pitched roof form of number 15 is expressed in the street by a stepped brick parapet supporting a simple canopy. The shop front and entrance is developed below the canopy.
17 Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
19 Allowrie Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
2A Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
2 Allowrie Street	Yes	Existing Heritage Item	Stone built country church with a square tower, a porch and a vestry. Distinguished by Norman derived detailing and Norman rounded arches. High pitched tiled roof. Other features include random rubble buttresses and quoining to castellated tower. The building is constructed to a cruciform plan, and there is a bell ring in the tower. Includes adjoining cemetery.
4 Allowrie Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
8 Allowrie Street	No	Undeveloped land	This site is undeveloped so does not contribute nor detract from the HCA.
10 Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
12 Allowrie Street	Yes	Existing Heritage Item	Two storey building. Brick with timber and fibro to upper floor. Iron roof with two front gables. Tudor style above ground floor. Upper

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Address	Heritage Item	Category	Commentary
			floor built over footpath on solid verandah posts. Central recessed balcony to first floor. Overlooks Jamberoo Park.
18 Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
20 Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
22 Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
26 Allowrie Street	Yes	Existing Heritage Item	Domestic style weatherboard building with shopfront. Once a bank. Traditional hipped roof with gable projection forming shopfronts. Bullnosed awning over footpath, with timber posts and brackets. Corrugated iron roof. Hipped bullnosed verandah returns around main building. Gable features decorative "scroll-like" barge boards and finial.
30 Allowrie Street	Yes	Existing Heritage Item	Interior shell of original School of Arts only. The Municipal Hall complex now comprises three main elements: the hall consisting of the original School of Arts building visible internally only, a new meeting hall, kitchen and toilets, and a new free standing library between the hall and the street frontage. Flat roofed covered ways provide pedestrian links between each building. A war memorial arch has been relocated into the forecourt.
32 Allowrie Street	Yes	Existing Heritage Item	Timber post office building.
34 Allowrie Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.

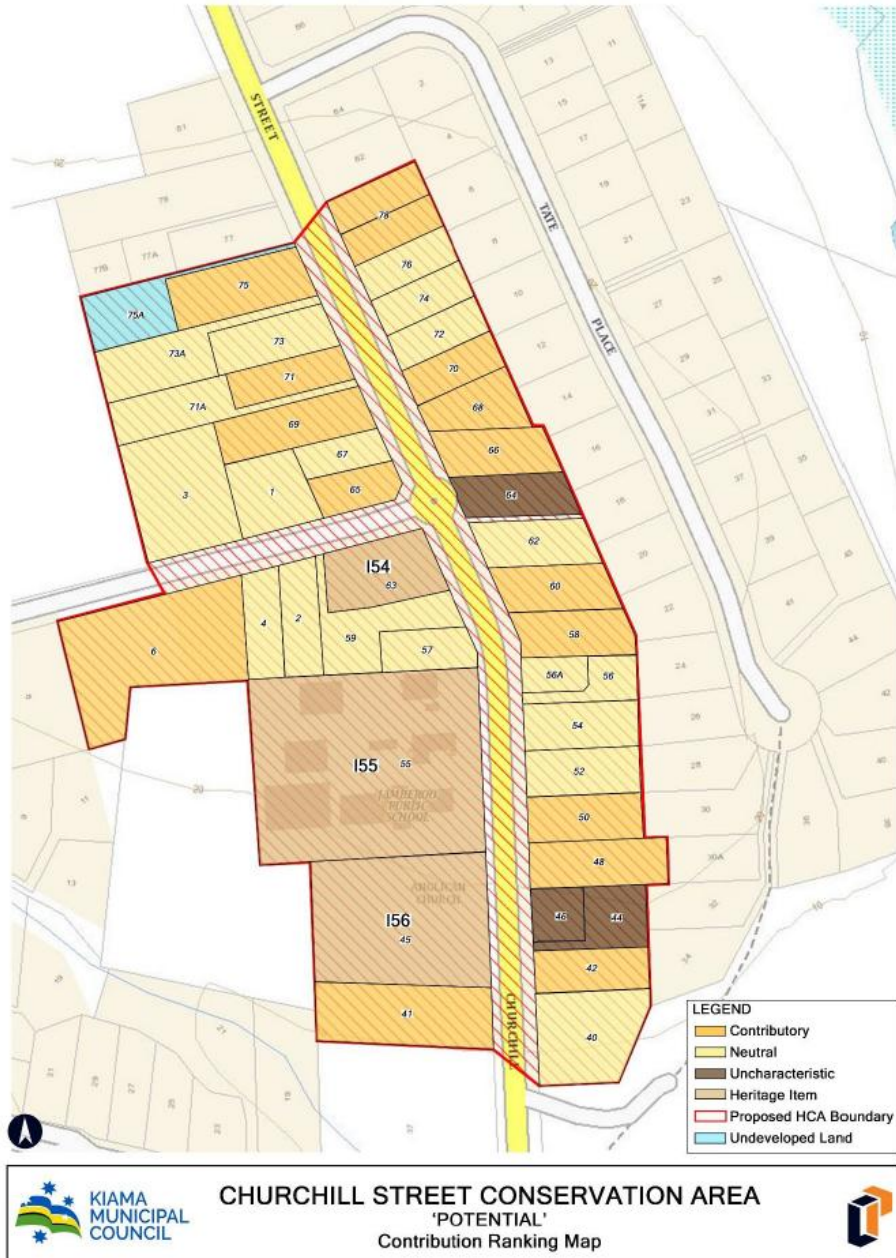
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Appendix 5 – Churchill Street Heritage Conservation Area

Classification of buildings in the Churchill Street Heritage Conservation Area

A number of the properties within the Churchill Street HCA are listed as individual heritage items in Schedule 5 of the Kiama LEP 2011. Other buildings are classified as contributory, neutral or uncharacteristic. The classification of each individual building is indicated on the map below and in the following table:



Address	Heritage Item	Category	Commentary
41 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
45 Churchill Street	Yes	Existing Heritage Item	Victorian Church in rendered brick distinguished by its stunted Norman-style tower, which incorporates battlements and a highly decorated sandstone arched entrance. Gabled form with steep pitched roof. Buttresses. Narrow arched windows.
55 Churchill Street	Yes	Existing Heritage Item	Victorian Gothic Revival school building dated 1876. Built of local sandstone with cedar interior. Simple construction with gabled roof and decorative barge-boards. Flat-arched windows are decorated with sandstone blocks in smooth ashlar. Gabled porch.
57 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
59 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
63 Churchill Street	Yes	Existing Heritage Item	A substantially Intact early Interwar period weatherboard bungalow relatively notable for its fine aesthetic qualities which are relatively, rare in Kiama LGA. Located on a corner site in a garden setting, the place makes a valuable contribution to the streetscape.
2 Drualla Road	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
4 Drualla Road	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
6 Drualla Road	No	Contributory	The cottage at 6 Drualla Road is of local heritage significance as a surviving example of Californian Bungalow style architecture. The building was likely constructed in circa 1920s. Aesthetically, the cottage is unique in that it demonstrates the Californian Bungalow style architecture prominent in the village yet is also modified in a sympathetic manner. Although the property does not meet the criteria for Heritage listing it contributes to the Churchill HCA.

Address	Heritage Item	Category	Commentary
3 Drualla Road	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
1 Drualla Road	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
65 Churchill Street	No	Contributory (Proposed Heritage Item)	The cottage at 65 Churchill Street is of local heritage significance as a relatively intact timber weatherboard cottage from the early 20th Century. It is believed that the cottage was originally built in c.1913. Aesthetically, the building retains its architectural features common in the Federation-era architecture.
67 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
69 Churchill Street	No	Contributory	The building's construction date is circa late 1920s - early 1930s as it is identified in a will by the property's landowner in 1931. The cottage was built at the same time as that of the adjacent 71 Churchill Street as this cottage was identified in the aforementioned will as being identical. Although the property does not meet the criteria for Heritage listing due to significant modifications, it contributes to the Churchill HCA.
71A Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
71 Churchill Street	No	Contributory (Proposed Heritage Item)	The cottage at 71 Churchill Street, is of local heritage significance as an example of circa late 1920s - early 1930s development within the village representing the inter-war period building stock in Jamberoo. It is identified in a will by the adjacent property's landowner in 1931.
73 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
73A Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.

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Address	Heritage Item	Category	Commentary
75 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
75A Churchill Street	No	Undeveloped Land	This site is undeveloped so does not contribute nor detract from the HCA.
80 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
78 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
76 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
74 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
72 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
70 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
68 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
66 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
64 Churchill Street	No	Uncharacteristic	This property has been identified as uncharacteristic to the Churchill HCA.
62 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
60 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
58 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
56A Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
56 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
54 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.

Address	Heritage Item	Category	Commentary
52 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.
50 Churchill Street	No	Contributory	The cottage's construction date is not known. Its Californian Bungalow style architecture suggests that it was built sometime between the 1930s-1940s. It is also visible in the 1961 aerial imagery of the village. Though the cottage retains its bungalow appearance (particularly its front facing gables with detailing), as noted in the description above, there have been considerable modifications to the original fabric of the cottage. Although the property does not meet the criteria for Heritage listing it contributes to the Churchill HCA.
48 Churchill Street	No	Contributory (Proposed Heritage Item)	The 'Elmsmere' cottage at 48 Churchill Street is identified as having local heritage significance for being an early prominent residence on Churchill Street. The cottage was likely constructed in the late 19th Century due to its Georgian-style architectural features. Aesthetically, the cottage is in a good and intact condition as is a representative example of late 19th Century cottages, and despite being partially obstructed by garden hedges, visually contributes to the historic Churchill Street streetscape.
46 Churchill Street	No	Uncharacteristic	This property has been identified as uncharacteristic to the Churchill HCA.
44 Churchill Street	No	Uncharacteristic	This property has been identified as uncharacteristic to the Churchill HCA.
42 Churchill Street	No	Contributory	This property has been identified as contributing to the Churchill HCA.
40 Churchill Street	No	Neutral	This property is neutral, so does not contribute nor detract from the HCA.